

CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -1080

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-42
DATE FILED: 6-10-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **2033 Adams Street, S.W. and 556 Saint Johns Avenue, S.W.**, be changed from the **R-4A (Single-Family Residential) District**, to the **RG-3 (Residential General Sector- 3) District (Tract 1) and the I-1 (Light Industrial) District (Tract 2)** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **90** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

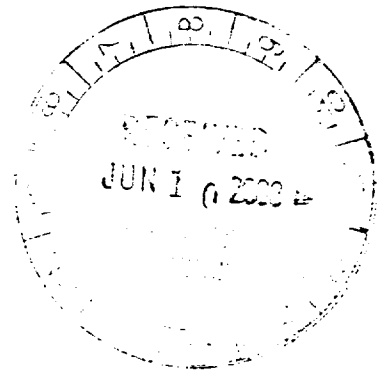
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

George W. Jones
St. Johns Avenue

All that parcel of land lying or being in Land Lot 90, 14th District, City of Atlanta, Fulton County, as shown on survey for Norsouth Corporation by C & C Land Surveyors, Inc. dated February 17, 2003, and more particularly described as follows:

Commence at the intersection of the west right-of-way of Adams Street (40-foot right-of-way) and the south right-of-way of St. Johns Avenue (40-foot right-of-way). **Thence** along the south right-of-way of St Johns Avenue North 88 degrees 55 minutes 43 seconds West a distance of 104.57 feet to a 1" open top pipe being the **Point of Beginning**. **Thence** leaving the south right-of-way of St Johns Avenue South 00 degrees 39 minutes 08 seconds West a distance of 180.41 feet to a point on the north side of a 10 foot alley; **Thence** along the north side of the alley North 88 degrees 55 minutes 39 seconds West a distance of 75.00 feet to a point; **Thence** leaving the alley North 00 degrees 39 minutes 08 seconds East a distance of 180.34 feet to a point on the south right-of-way of St. Johns Avenue; **Thence** along the right-of-way South 88 degrees 58 minutes 53 seconds East a distance of 75.00 feet to the **Point of Beginning**.

Said parcel of land contains 13,528 square feet or 0.311 acre of land.



Z-03-42

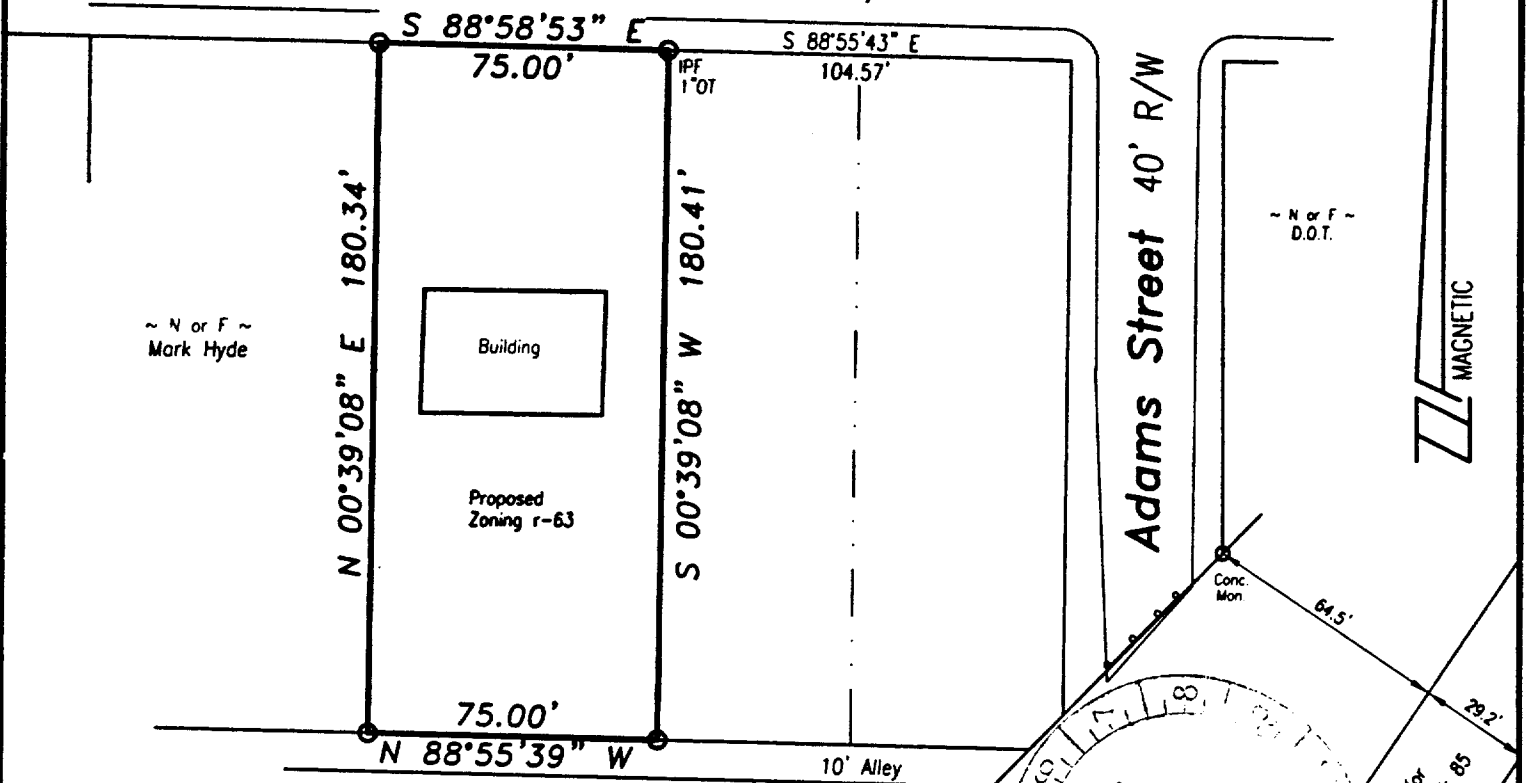
Tract 1

R4A to RG-3

Page 1 of 4

556 St. Johns Avenue

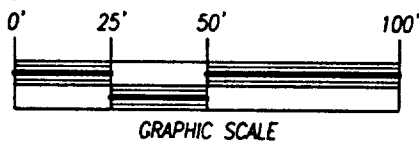
St. Johns Avenue 40' R/W



Tract 1
R4A to R6-3
Page 2 of 4

2-03-42

Area:
13,528 sq. ft.
0.311 acres



ST. JOHNS AVENUE
ATLANTA, GEORGIA

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130493,
MAP ZONE 'X', PAGE 40 D, DATED 03-18-96. SHOWS THIS
PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 37,007 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED BY USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 224,886 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

LEGEND:
R - Radius
CH - Chord
MH - Manhole
DI - Drop Inlet
AI - Angle Iron
HW - Headwall
EOP - Edge of Pavement
CONC - Concrete
A - Arc Length
OT - Open Top
CT - Crimp Top
CB - Catch Basin
JB - Junction Box
BL - Building Line
DE - Drainage Easement
IPF - Iron pin found
IPS - Iron pin set
4RB - 1/2" Rebar
3RB - 3/8" Rebar
R/W - Right-of-way
BOC - Back of Curb
SE - Sewer Easement

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
THE NORSOUTH CORPORATION
NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



6-10-03

IF THE SIGNATURE SHOWN IS NOT IN RED, IT IS NOT A TRUE ORIGINAL BY C & C LAND SURVEYORS, INC.

Re-Zoning map of George W. Jones Property For:

THE NORSOUTH CORPORATION

SUBDIVISION -

LOT - BLOCK - UNIT -

LAND LOT - 90 DISTRICT - 14th SECTION -

CITY - ATLANTA

COUNTY - FULTON

STATE - GEORGIA

REFERENCE PLAT BOOK/PAGE -

DISC - 2002

FIELD SURVEY DATE :

SCALE: 1" = 50'

CAD DRAFTING DATE : 06-5-03

REVISIONS :

JOB No.: A 02-0699-04



C & C LAND SURVEYORS, INC.

3459 Acworth Due West Road
Suite 218

770-975-3933 ~ Fax: 770-975-3501

Duncan Development Co.
Rezone to R-63
2033 Adams Street

All that parcel of land lying or being in Land Lot 90, 14th District, City of Atlanta, Fulton County County, and more particularly described as follows:

Begin at the intersection of the west right-of-way of Adams Street (40-foot right-of-way) and the south right-of-way of St. Johns Avenue (40-foot right-of-way).

Thence along the west right-of-way of Adams Street South 00 degrees 30 minutes 58 seconds West a distance of 120.42 feet to a point;

Thence leaving the right-of-way of Adams Street North 44 degrees 55 minutes 43 seconds West a distance of 55.00 feet to a point; **Thence** South 00 degrees 30 minutes 58 seconds West a distance of 60.00 feet to a point on the north right-of-way of a 10 foot alley; **Thence** along the north right-of-way North 88 degrees 55 minutes 43 seconds

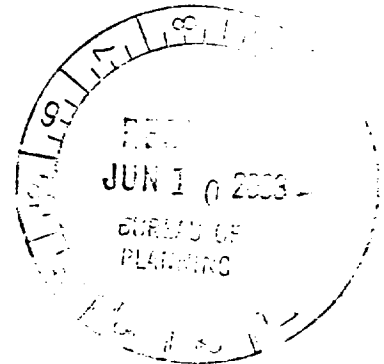
West a distance of 50.00 feet to a point; **Thence** leaving the right-of-way North 00 degrees 30 minutes 58 seconds East a distance of 180.41 feet to a point on the south right-of-way of Adams Street; **Thence** along the right of way of St. Johns Avenue South 88 degrees 55 minutes 43 seconds East a distance of 104.57 to the **Point of Beginning**.

Said parcel of land contains 15,604 square feet or 0.358 acre of land.

Tract 1

R4A to R6-3

page 3 of 4



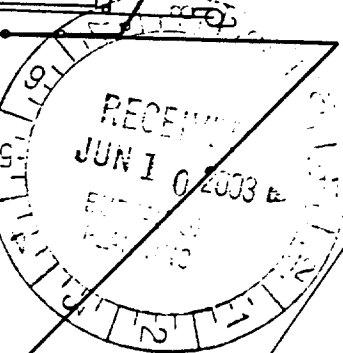
2-03-42

2033 Adams Street

2-03-42

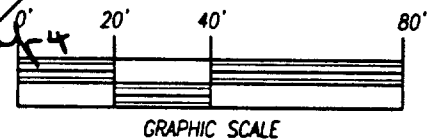
St. Johns Avenue

40' R/W



~ N or F ~
D.O.T.

Tract 1
R4A to R-63
Page 4 of 4



GRAPHIC SCALE

Proposed
R-63 Zoning

15,604 sq. ft.
0.358 acre

Proposed
LI-1
Zoning

3,261 sq. ft.
0.075 acre

Area :
18,865 sq. ft.
0.433 acre

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130493,
MAP ZONE 'X', PAGE 40 D, DATED 03-18-96. SHOWS THIS
PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

2033 ADAMS STREET
ATLANTA, GEORGIA

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,933 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NORSOUTH CORPORATION. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



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RE-ZONING MAP OF DUNCAN PROPERTY FOR:

NORSOUTH CORPORATION

SUBDIVISION - REMAP OF ST. JOHN PROPERTY

LOTS - 12 AND PART OF 13 UNIT -

LAND LOT - 90 DISTRICT - 4th SECTION -

CITY - ATLANTA

COUNTY - FULTON STATE - GEORGIA

PLAT BOOK/PAGE - 15/35 DISC -

FIELD SURVEY DATE : 02-06-03 SCALE: 1" = 40'

CAD DRAFTING DATE : 02-17-03 JOB No.: A 02-0699

REVISIONS : 06-09-03 Added Bill Board Area



C & C LAND SURVEYORS, INC.

3459 Acworth Due West Road
Suite 218

770-975-3933 ~ Fax: 770-975-3501

LEGEND:
R - Radius
CH - Chord
MH - Manhole
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DE - Drainage Easement
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IPS - Iron pin set
#4RB - 1/2" Rebar
#3RB - 3/8" Rebar
R/W - Right-of-way
BOC - Back of Curb
SE - Sewer Easement

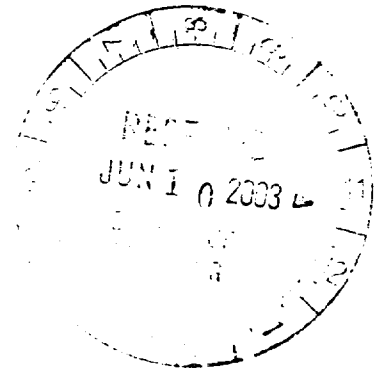
2033 Adams St. Legal Description (I-1)

Duncan Development Co.
2033 Adams Street
BillBoard

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Said parcel of land contains 3,261 square feet or 0.075 acre of land.



Z-03-42

Tract 2
R4A to I-1
Page 1 of 2

2033 Adams Street

2-03-42

St. Johns Avenue

40' R/W

MH

MH

S 88°55'43" E

104.57'

~ N or F ~
George W. Jones

180.41'

Proposed
R-63 Zoning15,604 sq. ft.
0.358 acreProposed
LI-1
Zoning

S 88°55'43" E

55.00'

3,261 sq. ft.
0.075 acre

S 00°30'58" W

60.00'

Post
Billboard

50.00'

10' Alley

96.45'

N 88°55'43" W

171.37'

S 00°30'58" W

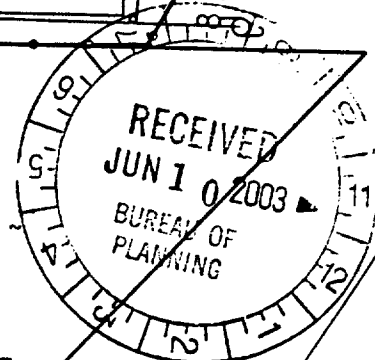
Adams Street 40' R/W

IPF

Trub 2

R4-A to
I-1

Page 2 of 2



GRAPHIC SCALE

Area :

18,865 sq. ft.

0.433 acre

Conc.
Mon.

64.5'

EOP

29.2'

EOP

Exit Ramp for
Interstate Hwy 75 & 852033 ADAMS STREET
ATLANTA, GEORGIAFIA OFFICIAL FLOOD HAZARD MAP* COMMUNITY No. 130493,
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